

**Record for CPA 2-20/ZC 3-20, CPA 1-21/ZC 2-21, CPA 2-21/ZC 3-21  
Through April 13, 2023**

**Applications:**

**CPA 2-20/ZC 3-20 (Kimco)**

- Original Application and Attachments, deemed complete on April 8, 2021
  - Application Form
  - Narrative
  - March 29, 2021 Supplemental Narrative
  - December 18, 2020 TIA with Full Appendices<sup>2</sup>
  - January 10, 2020 Memo from Leland Consulting Group
  - February 2020, Draft EOA
  - April 16, 2019 3MLAP Draft Market Analysis
  - August 5, 2019 3MLAP Draft Land Use and Transportation Options and Evaluation
  - Neighborhood Meeting Documentation
- June 21, 2021 Memo from Dana Krawczuk
- December 9, 2021 Letter from Dana Krawczuk
- November 11, 2021 TIA Updated for 3 properties with attachments<sup>2</sup>
- May 4, 2022 updated TIA/Sensitivity Analysis for 3 properties with attachments (supersedes previous materials)<sup>2</sup>
- June 8, 2022 KAI response to May 23, 2023 ODOT TIA comments for 3 properties<sup>2</sup>

**CPA 1-21/ZC 2-21 (3330 TML, LLC) and CPA 2-21/ZC 3-21 (DRS Land)**

- Original Applications, deemed complete on December 16, 2021
  - Application Form for CPA 1-21/ZC 2-21
  - Application Form for CPA 2-21/ZC 3-21
  - Narrative (same narrative for CPA 1-21/ZC 2-21 & CPA 2-21/ZC 3-21)
  - November 11, 2021 TIA Updated for 3 properties<sup>2</sup>
  - Supplemental Narrative Addressing Great Neighborhood Principles, submitted January 17, 2022 (same narrative for CPA 1-21/ZC 2-21 & CPA 2-21/ZC 3-21)
- May 4, 2022 updated TIA/Sensitivity Analysis for 3 properties with attachments (supersedes previous materials)<sup>2</sup>
- June 8, 2022 KAI response to May 23, 2023 ODOT TIA comments for 3 properties<sup>2</sup>

**Hearings:**

**May 20, 2021 (CPA 2-20/ZC 3-20)**

- May 20, 2021 Staff Report with Attachments
  - Attachment 1 – May 20, 2021 Decision Document for CPA 2-20/ZC 3-20 with Attachments
    - Attachment 1. Development and Design Principles and Standards for Condition of PD Overlay Approval, with Attachments
      - 1. June 2019 Draft 3MLAP Design Booklet
      - 2. March 23, 2021 Draft 3MLAP Preferred Alternative Memo
    - Attachment 2. Application and Attachments
    - Attachment 3. DSL Wetland Land Use Notification Form
    - Attachment 4. May 4, 2021 ODOT Comments

- Attachment 2 – CPA 2-20/ZC 3-20 Application and Attachments
- Minutes of May 20, 2021 meeting, including oral testimony from:
  - Sam Knutson, Kimco McMinnville, LLC
  - Dana Krawczuk, representing Kimco
  - Mark Davis
  - Alan Roodhouse, representing Kimco
  - David Koch, representing 3330 TML LLC (property owner to the east)
  - Stewart Kircher
- Additional Agency Comments Received After Staff Report
  - May 19, 2021 e-mail from Daniel Evans, Oregon
- Written Testimony Submitted After Staff Report:
  - May 20, 2021 e-mail letter from Alexis Biddle and Sid Friedman

**July 15, 2021 (CPA 2-20/ZC 3-20)**

***(Packet was prepared, but hearing was continued without a staff report or testimony)***

- July 15, 2021 Staff Report with Attachments
  - Attachment 1. Request for Continuance
  - Attachment 2. Ordinance 4976 with Adopted/Acknowledged EOA
  - Attachment 3. EOA Hearing Memo from February 14, 2014
  - Attachment 4. Excerpts from 2013 EOA
  - Attachment 5. June 21, 2021 Memo from Dana Krawczuk
  - Attachment 6. July 2, 2021 e-mail from DLCD Economic Development Specialist Leigh McIlvaine
  - Attachment 7. July 8, 2021 e-mail from City Attorney Amanda Guile-Hinman
  - Attachment 8. April 16, 2019 Final Draft McMinnville Three Mile Lane Area Plan Market Analysis
- Minutes of July 15, 2021 meeting (no oral testimony taken)

**December 15, 2021 (CPA 2-20/ZC 3-20)**

- December 16, 2021 Staff Report with Attachments
  - Attachment A. December 9, 2021 Letter from Dana Krawczuk
  - Attachment B. June 21, 2021 Memo from Dana Krawczuk
- Minutes of December 16, 2021 meeting, including oral testimony from:
  - Dana Krawczuk, representing Kimco
  - Sid Friedman
- Written Testimony Submitted After Staff Report:
  - December 15, 2021 letter from Alexis Biddle and Sid Friedman

**April 20, 2023 (CPA 2-20/ZC 3-20, CPA 1-21/ZC 2-21, CPA 2-21/ZC 3-21)**

- April 20, 2023 Staff Report with Attachments
  - April 20, 2023 Decision Document for CPA 2-20/ZC 3-20
  - April 20, 2023 Decision Document for CPA 1-21/ZC 2-21
  - April 20, 2023 Decision Document for CPA 2-21/ZC 3-21
  - Development and Design Principles and Standards for Condition of PD Overlay, with Attachments
  - May 4, 2022 updated TIA/Sensitivity Analysis for 3 properties with attachments (supersedes previous materials)<sup>2</sup>
  - May 23, 2022 TIA Comment Letter from ODOT<sup>2</sup>

- June 8, 2022 KAI response to May 23, 2023 ODOT TIA comments for 3 properties<sup>2</sup>
- October 6, 2022 Comment Letter from DEA on Behalf of City<sup>2</sup>
- Final Adopted Three Mile Lane Area Plan, Adopted November 8, 2022

**Notes:**

- 1. Staff Reports regarding continuances are not listed above, but are available from the Planning Department.**
- 2. The City and ODOT accepted the analysis in the May 4, 2022 TIA/Sensitivity Analysis together with the corrections in the June 8, 2022 supplemental response, which supersedes the previous materials.**